



April 26, 2013

Devin B. Cannady, R.A.  
Cannady Architect Studio  
300 Adams Street SE  
Albuquerque, NM 87108

**Re: Comfort Dental Coronado, 5820 Menual Blvd, Traffic Circulation Layout  
Architect's Stamp dated 4-10-13 (H18-D068)**

Dear Mr. Cannady,

Based upon the information provided in your submittal received 4-11-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please refer to all applicable city standards.
2. Please ensure all ramps are ADA compliant.
3. Please define all line-types and hatchings and note existing or proposed for clarification.
4. Define width of the existing sidewalk.
5. List the width of the existing drivepad.
6. Please provide details of the proposed 88 foot curb cut with sidewalk incorporated to comply with ADA regulations and DPM standards.
7. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
8. Per DPM, vehicles are not allowed to back onto city streets. The City Transportation Engineer must provide a variance for this request.
9. Per Chapter 23, Section 6, Part B.5 of the City of Albuquerque *Development Process Manual*, any drive on a local roadway that is intersecting with a minor arterial must be located a minimum of 50 feet from the intersection. Please demonstrate compliance.
10. According to the submitted TCL and COA AGIS, the building and parking area occupy two lots. Is this site going to be replatted to consolidate into one lot?
11. Please include a copy of your shared access agreement with the adjacent property owner if the site is not to be replatted.
12. Parking spaces cannot cross over the lot lines.
13. Work within the public right of way requires a work order with DRC approved plans.

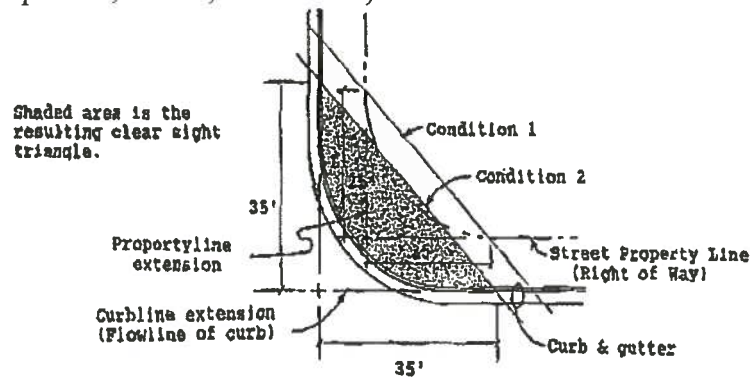
PO Box 1293

Albuquerque

NM 87103

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14. The proposed landscaped area at the corner of Menaul Blvd and Cagua Dr. must not interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).



15. Wheel stops set back 2 ft are required where parking space abut building.  
16. The landscaping (keyed note 04) adjacent to alley parking and public sidewalk requires header curb to contain.  
17. The landing area adjacent to the proposed HC ramp appears to share the same space as the parked bicycles. Please demonstrate the pedestrian path will remain unobstructed.  
18. Please provide details of the ramp and handrails for ADA compliance.  
19. Is there a pedestrian path provided from the vehicle parking stalls off of the alley?

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia Beck  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: File